Command= 210-
Point#, Start#-End# or G#= 1-895

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-03-2025-----				14:51:46	----------	D:...\BMHOME6	
			RRSPIKE	1	5173.2731	4998.4535	
			NAIL	3	5075.2053	4977.5543	
			IP	16	5075.5369	4967.5024	
			IP	51	5179.0521	4935.1366	
			IP	53	5116.5339	4928.8823	
			IP	61	5078.7651	4933.0156	
			IP	62	5115.6259	4937.1325	
			IP	64	5176.1320	4966.6717	
			BLDG	146	5104.5984	4960.0171	
			BLDG	147	5106.7107	4936.1045	
			BLDG	148	5084.2938	4933.7374	
			BLDG	154	5082.1830	4957.6501	
			BLDG	169	5170.6239	4940.0219	
			BLDG	170	5168.4340	4961.9127	
			BLDG	171	5145.8368	4959.6521	
			BLDG	172	5146.0359	4957.6620	
			BLDG	173	5141.2896	4957.1872	
			BLDG	174	5136.5433	4956.7124	
			BLDG	175	5136.0535	4961.6080	
			BLDG	176	5115.6155	4959.5634	
			BLDG	184	5143.2804	4937.2865	
			BLDG	188	5122.9021	4935.2479	
			BLDG	199	5117.3595	4942.1304	
			NAIL	600	5185.6038	4928.8066	
			SEWER	839	5190.1654	4892.5892	
			ELEC	840	5188.7393	4899.0876	
			UPOLE	841	5191.4152	4903.9776	
			WATER	842	5187.9285	4908.4447	
			GAS	843	5187.5498	4928.2524	
			GAS	844	5186.6825	4931.4896	
			CBASIN	845	5212.3496	4967.0887	
			SMH	846	5205.8933	4988.1121	
			CBASIN	847	5208.9598	5002.9551	
			DMH	848	5195.5679	5004.1183	
			CBASIN	849	5177.3114	5004.0531	
			GAS S/O	850	5189.9031	4982.0325	
			WATERS/O	851	5191.1596	4976.1932	
			UPOLE	852	5184.8599	4975.0956	
			UPOLE	853	5183.2179	4975.8812	

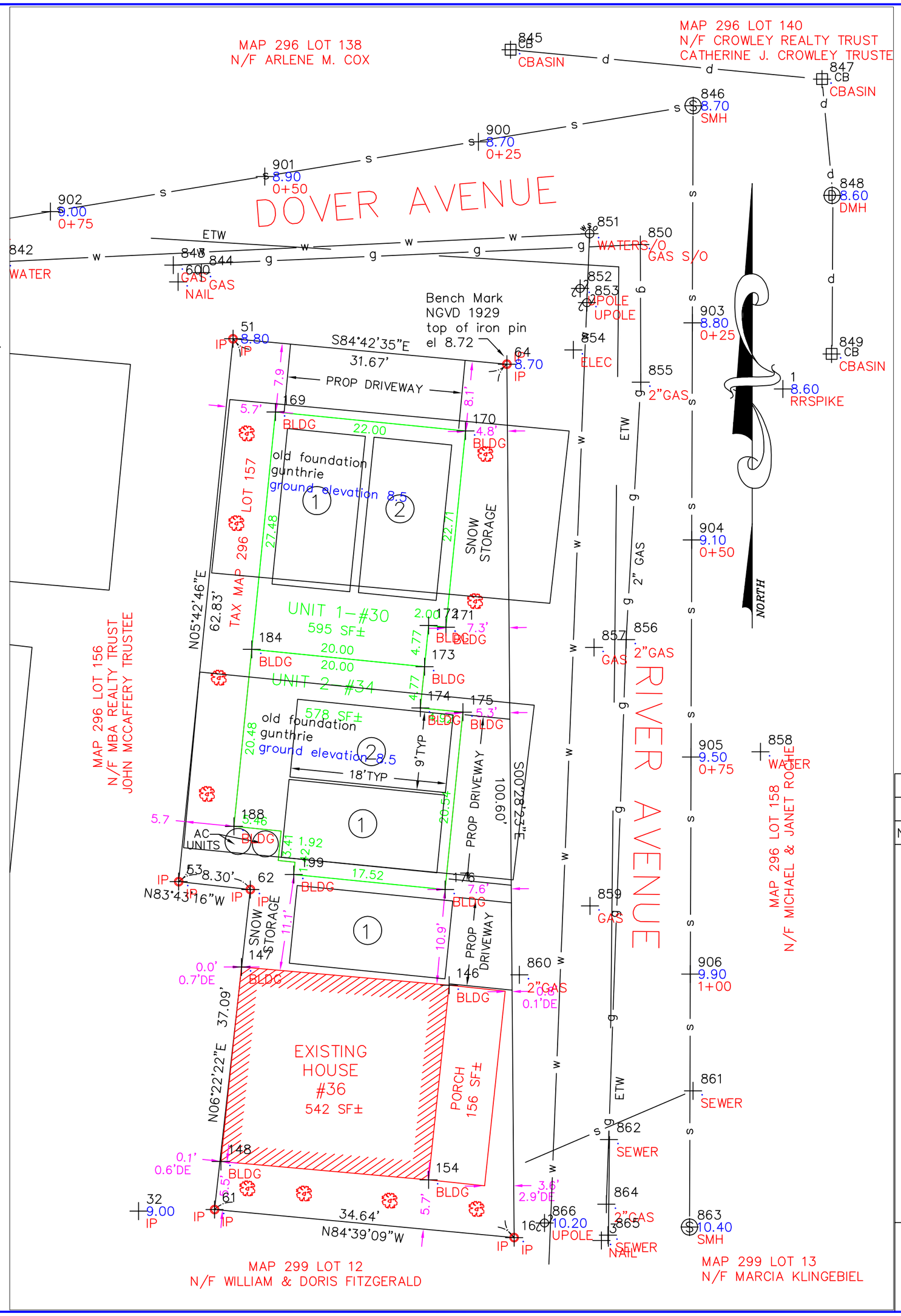
JOB #1 521ALTUS [895]

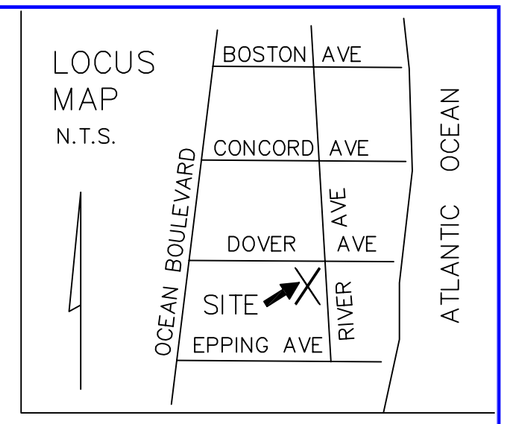
Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-03-2025-----14:51:46----------							D:...\BMHOME6
			ELEC	854	5177.7811	4974.3159	
			2"GAS	855	5174.0628	4982.0834	
			2"GAS	856	5144.4053	4980.4011	
			GAS	857	5143.4981	4976.7000	
			WATER	858	5131.4794	4995.8669	
			GAS	859	5113.7300	4976.2314	
			2"GAS	860	5105.8067	4968.1057	
			SEWER	861	5092.4431	4988.1054	
			SEWER	862	5086.8207	4978.4144	
			SMH	863	5076.7519	4987.6975	
			2"GAS	864	5079.3774	4978.1234	
			SEWER	865	5075.8136	4978.2987	
			UPOLE	866	5077.2167	4971.0001	

Point#, Start#-End# or G#= 4-

NOTE:

1. REFERENCE PLAN SECTION 1 OF LEASED LOTS FOR THE TOWN OF HAMPTON NH APRIL 1983 REV. MARCH 1984 BY PARKER SURVEY ASSOC. INC RCRD PLAN NO D12566 SHEET 1 OF 4.
2. PARKING SPACES INCLUDED WITH EACH UNIT. #1 DOVER ST, TWO SPACES IN THE GARAGE AND TWO SPACES IN THE GARAGE OF UNIT #2 RIVER AVE, AND ONE SPACE FOR THE EXISTING HOUSE #36 RIVER AVENUE. ALL SPACES ARE TYPICAL 9' X 18'.
3. PROPERTY SURVEY BASED ON A RANDOM TRAVERSE WITH A CLOSURE GREATER THAN 1 IN 10,000.
4. ALL UNITS WILL BE SERVED AQUARION WATER CO & TOWN OF HAMPTON SANITARY SEWER. AND CURBSIDE TRASH PICKUP AND SNOW REMOVAL TO BE ON SITE.
5. PROPERTY LOCATED IN ZONE X AS SHOWN ON FEMA MAP 330132–439 OF 681E MAY 17, 2005.
6. THIS PLAN SHOWS A NYMBER OF PREEXISTING NONCONFORMITIES TO THE TOWN ZONING ORDINANCES.
7. THE CLOSEST FIRE HYDRANT LOCATED AT THE INTERSECTION OF RIVER & EPPING AVENUE WITH A STREET LIGHT LOCATED AT DOVER & RIVER AVENUE AT UNIT #1 30 RIVER AVENUE.
8. PROPERTY LOCATED IN THE RB ZONE DISTRICT WITH THE FOLLOWING REQUIREMENTS: MIN LOT AREA 10,000, MIN LOT FRONTAGE 75', FRONT SETBACK 20', SIDE & REAR SETBACKS 10'.
9. THE FOLLOWING VARIANCES WERE GRANTED BY THE HAMPTON ZONING BOARD OF ADJUSTMENT ON SEPT 20, 2007: ARTICLES 4.1.1,4.5.1, 4.5.2, 4.5.3, 6.3.1, 8.2.3, 8.2.4, AND 8.2.6.
10. LOT AREA MAP 296 LOT 157 CONTAINS 3411 SF WITH 56% BEING IMPERVIOUS AREA.
11. THE SETBACK DISTANCE SHOWN ON THIS PLAN FOR THE NEW UNITS 1&2 ARE FROM THE PROPERTY LINES TO THE BUILDINGS NOT TO THE DRIP EDGE.





LEGEND

IP	IRON PIN FOUND & SET
O.O DE	DRIP EDGE DISTANCE
ETW	EDGE OF PAVEMENT
w — w	WATER MAIN OR SERVICE
s — s	SEWER MAIN OR SERVICE
g — g	GAS MAIN OR SERVICE
d — d	STORM DRAIN
MAP & LOT	TAX MAP & LOT NUMBER
	EXISTING UTILITY POLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
CB	CATCH BASIN
	PROPOSED SHRUB

OWNER OF RECORD:
NANA BEACH REALTY
PMB 110 268 MAIN STREET
READING, MA 01864
MAP 296 LOT 157 3411 SF±
30–34–36 RIVER AVENUE
HAMPTON, NH 03842
RB ZONE
DEED VOL 3467 PG 0283

APPROVED BY THE HAMPTON NH
PLANNING BOARD ON _____
CHAIRMAN _____

NO	DATE	REVISION DESCRIPTION	BY

SITE PLAN FOR
NANA BEACH REALTY
30–34–36 RIVER AVENUE
HAMPTON, NH

SCALE: 1"=10' OCTOBER 15, 2007

TAX MAP 296 LOT 157

10 0 5 10 20 40

1 INCH = 10 FEET

E.J. COTE & ASSOCIATES INC LAND SURVEYORS
36 ANN'S LANE HAMPTON, NH 03842
TEL. 926–4878 PLAN NO 3–94–2023

12-17-07
GUNTHER
NAVAL BEACH
Reality

START 51	5179.0521	4935.1366
START 64	5176.1320	4966.6717
START 16	5075.5369	4967.5024
START 62	5115.6259	4937.1325
START 53	5116.5339	4928.8823
START 1 - RAILROAD SPIKE	5173.2731	4998.4535
START 3 - NAIL	5075.2053	4977.5543
START 600 - NAIL	5185.6038	4928.8066
LIST		
169	5170.6239	4940.0219
170	5168.4340	4961.9127
171	5145.8368	4959.6521
172	5146.0359	4957.6620
173	5141.2896	4957.1872
174	5136.5433	4956.7124
175	5136.0535	4961.6080
176	5115.6155	4959.5634
START 199	5117.3595	4942.1304
START 188	5122.9021	4935.2479
START 184	5143.2804	4937.2865
START 146	5104.5984	4960.0171
START 147	5106.7107	4936.1045
START 148	5084.2938	4933.7374
START 154	5082.1830	4957.6501
LIST 839 - SEWER	5180.1454	4882.5882

START
184 5143.2804 4937.2865

START
146 5104.5984 4960.0171

START
147 5106.7107 4936.1045

START
148 5084.2938 4933.7374

START
154 5082.1830 4957.6501

LIST
889 - SEWER 5190.1654 4892.5892
840 - ELECTRIC 5188.7393 4899.0876
841 - UP 5191.4152 4903.9776

842 - WATER 5187.9285 4908.4447
843 - GAS 5187.5498 4928.2524
844 - GAS 5186.6825 4931.4896

845 - CB 5212.3496 4967.0887
846 - SMH 5205.8933 4988.1121
847 - CB 5208.9598 5002.9551

848 - DMH 5195.5679 5004.1183
849 - CB 5177.3114 5004.0531
850 - GAS SHUT OFF 5189.9031 4982.0325

851 - WATER SHUT OFF 5191.1596 4976.1932
852 - UP 5184.8599 4975.0956
853 - UP 5183.2179 4975.8812

854 - ELECTRIC 5177.7811 4974.3159
855 - 2" GAS 5174.0628 4982.0834
856 - 2" GAS 5144.4053 4980.4011

857 - GAS 5143.4981 4976.7000
858 - WATER 5131.4794 4995.8669
859 - GAS 5113.7300 4976.2314

860 - 2" GAS 5105.8067 4968.1057
861 - SEWER 5092.4431 4988.1054
862 - SEWER 5086.8207 4978.4144

863 - SMH 5076.7519 4987.6975
864 - 2" GAS 5079.3774 4978.1284
865 - SEWER 5075.8136 4978.2987

866 - UP 5077.2167 4971.0001

COORDINATES STORED IN FILE FITZGERALD

61 - IP 5078.7651 4933.0156

FAX MESSAGE/OUR FAX NUMBER IS:

DATE: 12-20-07

TOTAL PAGES 4
(including cover sheet)

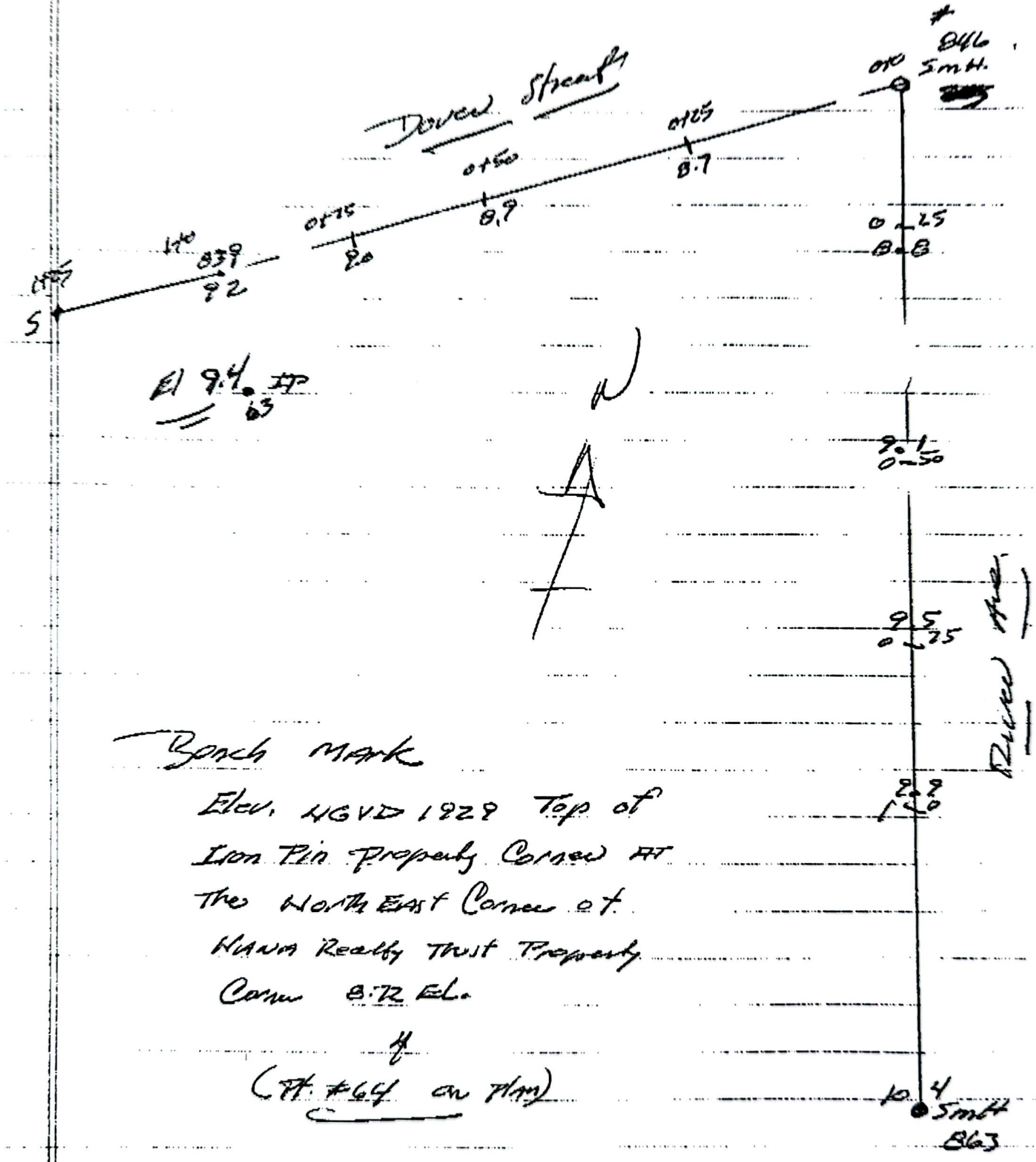
TO: Tacky

FROM: Eric

SUBJECT: Guthrie Property

MESSAGE:

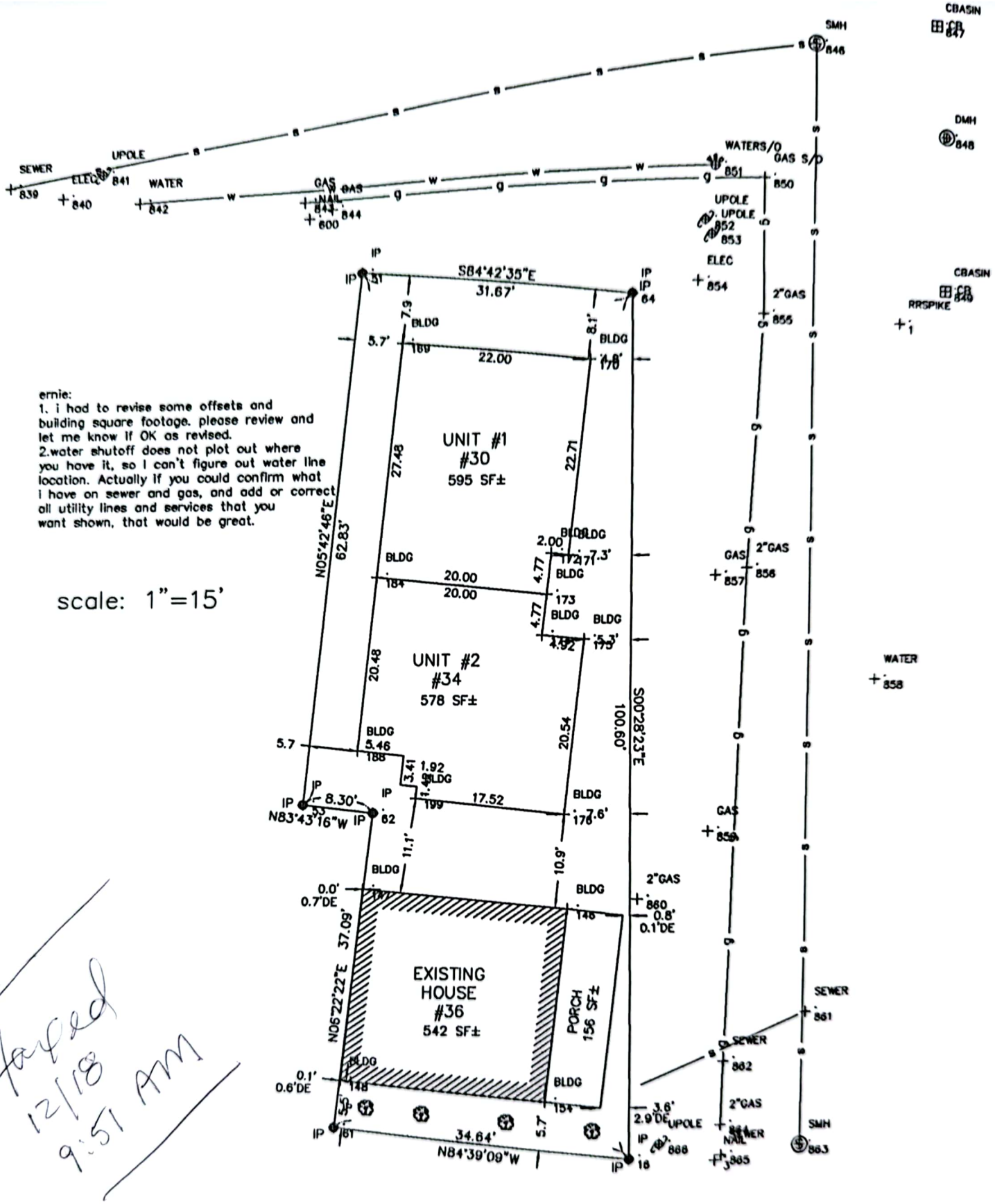
Elevations & all Foundation Points if needed.



Bench Mark

Elev. NGVD 1929 Top of Iron Pin Property Corner at the North East Corner of Nawa Realty Trust Property Corner 8.72 EL.

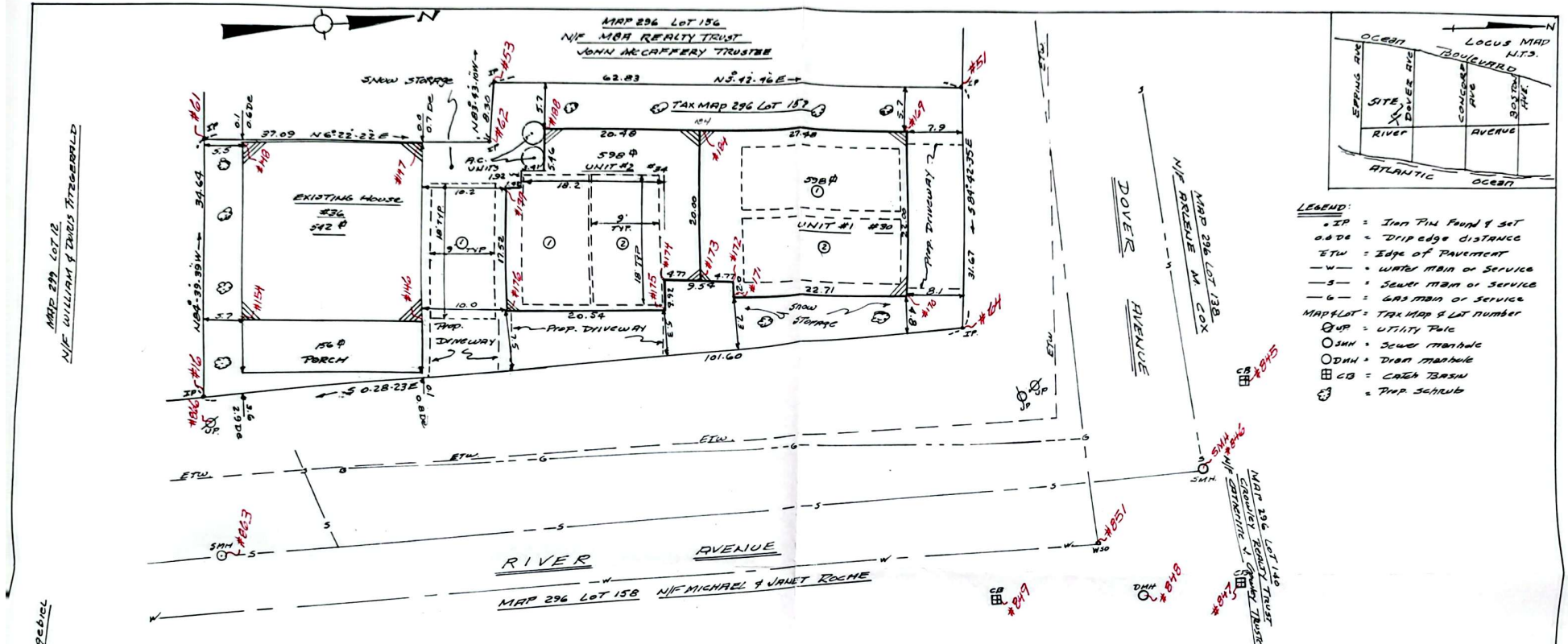
(HP #64 on Plan)



ernie:
1. i had to revise some offsets and building square footage. please review and let me know if OK as revised.
2.water shutoff does not plot out where you have it, so I can't figure out water line location. Actually if you could confirm what I have on sewer and gas, and add or correct all utility lines and services that you want shown, that would be great.

scale: 1"=15'

Faxed
12/18
9:51 AM



LEGEND:

- IP = Iron Pin Found & Set
- D.D.E. = Drip edge distance
- ETW = Edge of Pavement
- —W— = water main or service
- —S— = Sewer main or service
- —G— = Gas main or service
- MAP & LOT = Tax Map & Lot number
- UP = Utility Pole
- SMH = Sewer manhole
- DMH = Drain manhole
- CB = Catch Basin
- = Prop. Schrub

NOTE:

1. Reference PLAN SECTION I of LEASED LOTS FOR The TOWN OF HAMPTON N.H April 1983 Rev. MARCH 1984 By PARKER SURVEY ASSOCIATES INC. RCRD PLAN No. D-12564 Sheet 1 of 4.
2. PARKING SPACES included with each UNIT, #1 DOVER ST. Two SPACES in The garage and Two SPACES in The garage of UNIT #2 RIVER AVE. and one SPACE for The EXISTING HOUSE 36 River Avenue All SPACES are Typical 9'x18'.
3. Property Survey based on A Random Traverse with a closure greater Than 1 in 10,000.
4. All UNITS will be Served Aquarion water Co. & Town of Hampton SANITARY Sewer. and curb SIDE Trash Pickup & SNOW removal To be on site.
5. Property LOCATED IN Zone X AS shown on FEMA MAP 330132-939 of 6B1E May 17 2005.
6. This PLAN shows A number of PREXISTING NON conformities To The Town zoning ORDINANCES.
7. The CLOSEST Fire Hydrant LOCATED AT The INTERSECTION of River & EPPING Avenue With A STREET LIGHT LOCATED AT Dover & River AVENUE at UNIT #1 30 River Avenue.
8. PROPERTY LOCATED IN The RB ZONE DISTRICT WITH The following REQUIRMENTS MIN. LOT AREA 10,000, MIN LOT FRONTAGE 75', FRONT SETBACK 20', SIDE & REAR SETBACKS 10.
9. The following VARIANCES were granted By The Hampton Zoning BOARD OF Adjustment ON SEPT. 20, 2007 ARTICLES 4.1.1, 4.5.1, 4.5.2, 4.5.3, 6.3.1, 8.2.3, 8.2.4, and 8.2.6.
10. LOT AREA MAP 296 LOT 157 CONTAINS 3411 ± WITH 56% being IMPERVIOUS AREA.
11. The SETBACK DISTANCES shown on This PLAN FOR The New UNITS 1 & 2 ARE from The property LINES To The Buildings NOT To the DRIP edge.

APPROVED BY THE HAMPTON N.H. PLANNING BOARD ON _____ BY CHAIRMAN _____

OWNER OF RECORD
NANA BEACH REALTY
PMB 110 268 MAIN STREET
No. READING, MA. 01864
MAP 296 LOT 157 3411 ±
30-34-36 RIVER AVENUE
HAMPTON N.H. 03842
RB ZONE
DEED Vol. 3467 Pg. 0283

STATE OF NEW HAMPSHIRE — No. 387 ERNEST J COTE — LICENSED LAND SURVEYOR

No.	DATE	REVISION DESCRIPTION	BY

SITE PLAN FOR NANA BEACH REALTY

30-34-36 RIVER AVENUE

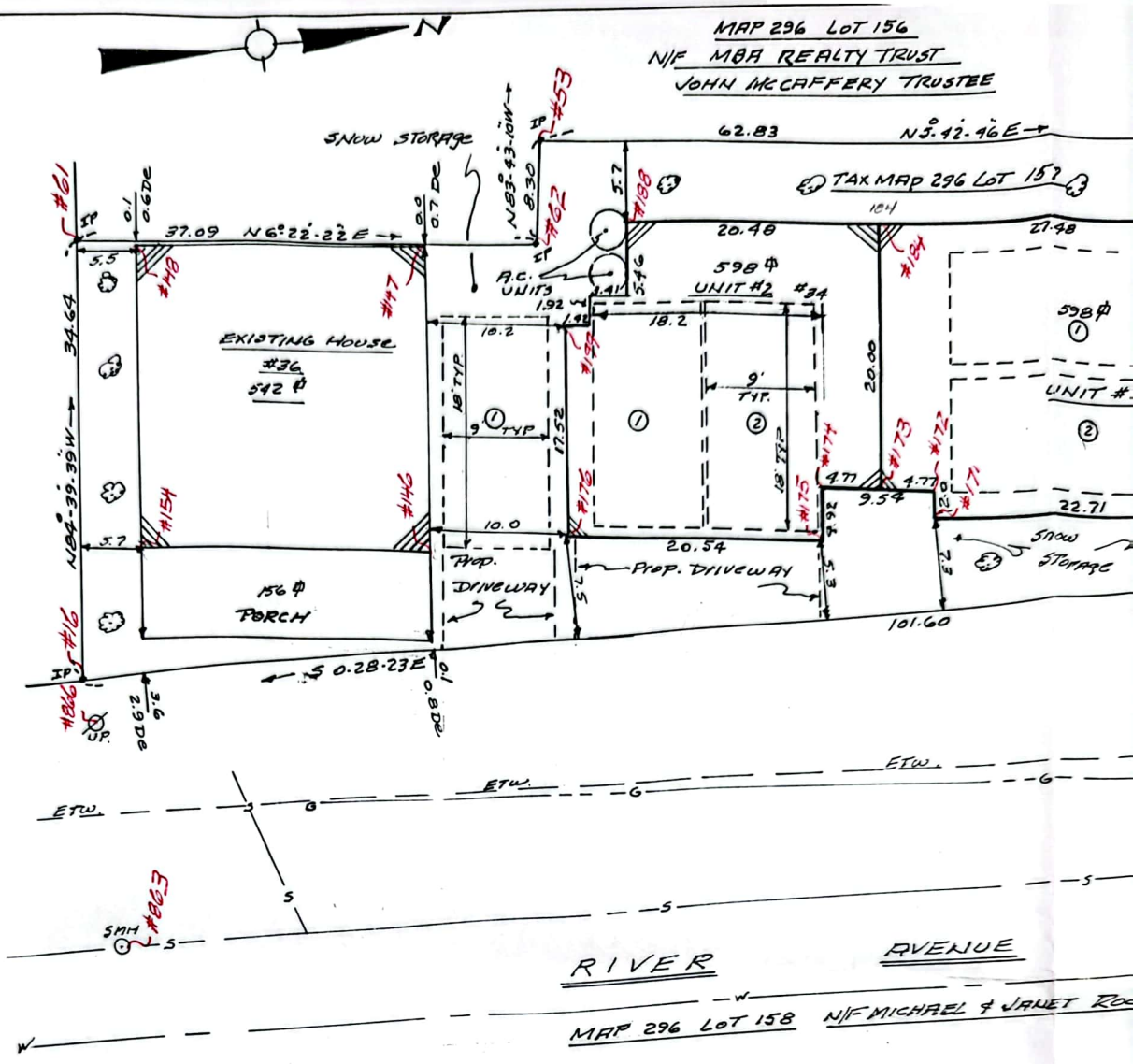
HAMPTON, N.H.

SCALE: 1" = 10' OCTOBER 15 2007

TAX MAP 296 LOT 157

0' 10' 20' 30' feet

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS Tel. 926-4878



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3. Property Survey based on A random Traverse with a closure greater than 1 in 10,000.
4. All UNITS will be served Hyuation WATER Co. & Town of Hampton SANITARY SEWER. and Curb SIDE Pickup & Snow removal To be on SITE.
5. Property LOCATED IN ZONE X AS SHOWN ON FEMA MAP 330132-#39 of 681E MAY 17 2005.
6. This PLAN shows A NUMBER OF PREXISTING NON CONFORMITIES To The TOWN ZONING ORDIN
7. The CLOSEST Fire Hydrant LOCATED AT The INTERSECTION OF River & EPPING AVENUE WIT STREET LIGHT LOCATED AT Dover & River AVENUE at UNIT #1 30 River AVENUE.
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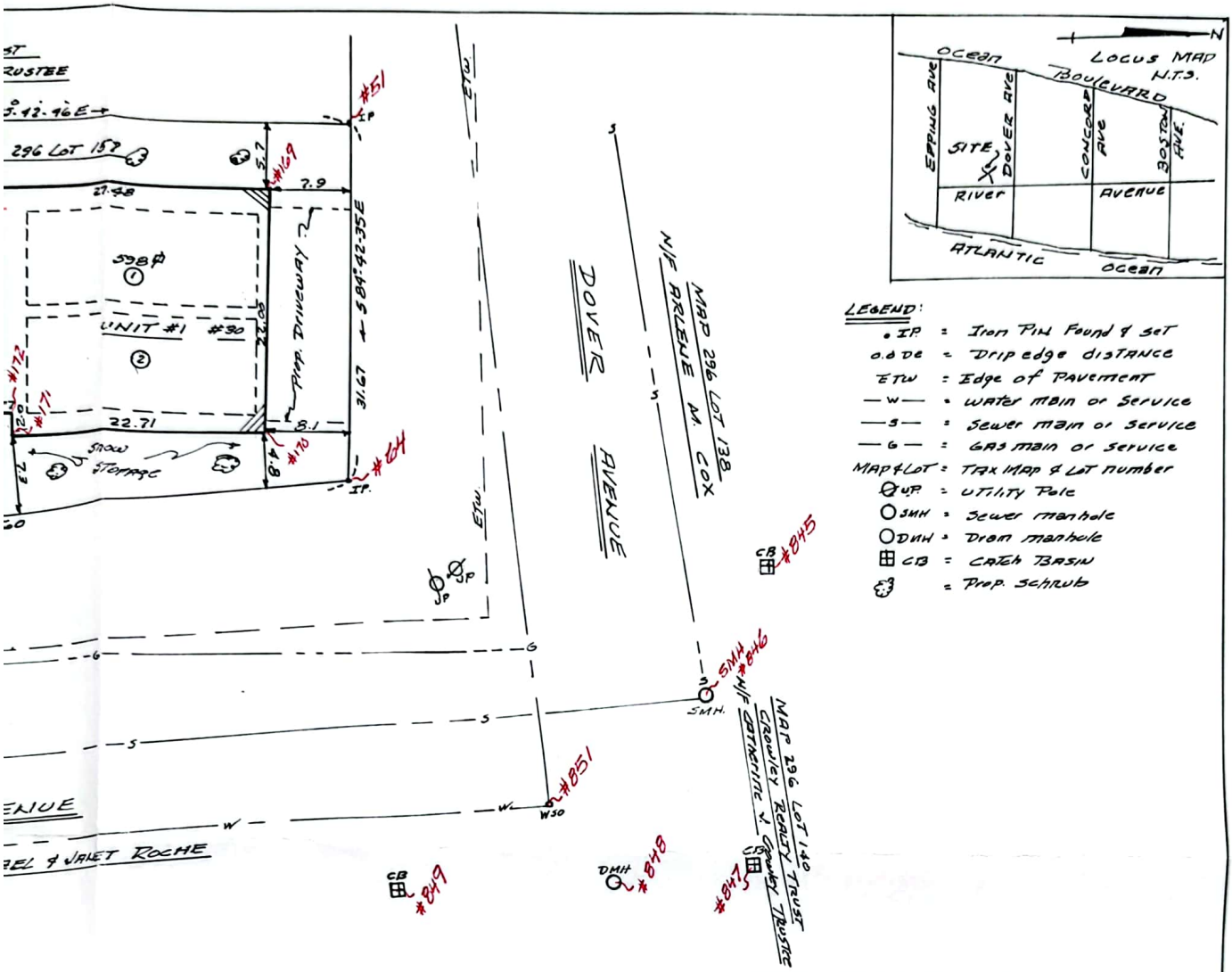

LEGEND:

- IP. = Iron Pin Found & set
- o.d.de = Drip edge distance
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- —W— = water main or service
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- —G— = GAS main or service
- MAP&LOT = TAX MAP & LOT number
- UP. = UTILITY Pole
- SMH = Sewer manhole
- DMH = Drain manhole
- CB = CATCH BASIN
- = Prop. Schrub

APPROVED BY THE HAMPTON N.H.
PLANNING BOARD ON _____ BY
CHAIRMAN _____
_____

N.H April 1983 Rev.
Sheet 1 of 4.

Garage and Two SPACES
at 30-36 River Avenue

10,000.

ver. and curb side Trash

E May 17 2005.

VA Zoning ORDINANCES.

NG Avenue With A
Avenue.

STENTS MIN. LOT AREA
ES 10.

OF Adjustment ON

PERVIOUS AREA.

are from The property

OWNER OF RECORD
NANA BEACH REALTY
PMB 110 268 MAIN STREET
No. READING, MA. 01864
MAP 296 LOT 157 3411 ±
30-34-36 RIVER AVENUE
HAMPTON N.H. 03842
RB ZONE
DEED Vol. 3467 Pg. 0283

No	DATE	REVISION DESCRIPTION	BY

SITE PLAN FOR
NANA BEACH REALTY
30-34-36 RIVER AVENUE
HAMPTON, N.H.

SCALE: 1"= 10' OCTOBER 15 2007

TAX MAP 296 LOT 157

0' 10' 20' 30' feet

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS Tel. 926-6878
36 ANN'S LANE
HAMPTON, N.H. 03842 PLAN No. 3-94-2023